

## **ZONING AND ADJUSTMENT BOARD**

***February 5, 2007***

The Zoning and Adjustment Board of Sumter County, Florida, convened on Monday, February 5, 2007 at 6:30 pm with the following members present: Larry Story – Chairman, Bailey Cassels, Ron Berry, Frank Topping, Richard Cole, Marge Thies, Todd Brown and Nathan Yoder.

Evan Merritt and Rusty Mask were absent.

Lee Hawkins - Zoning and Adjustment Board Attorney, Sandy Cassels - Secretary, and Brad Cornelius - Planning Manager, were present.

Chairman Larry Story called the meeting to order with Mr. Berry leading the pledge of allegiance and Ms. Thies leading the prayer.

Mr. Story presented the proof of publication.

Mr. Cole made a motion to approve the minutes from the January 16, 2007 meeting. Mr. Brown seconded the motion and the motion carried.

### ***V2007-0002***

***Gyorgy & Hilda Pecsenska - Request for variance to allow steel container for storage of hazardous materials & fertilizer***

Mr. Brown made a motion to remove this application from the table. Mr. Berry seconded the motion and the motion carried.

Mr. Cornelius requested this item be tabled until the March 5, 2007, Zoning and Adjustment Board (ZAB) meeting at the request of the applicant. Mr. Cornelius explained he and Mrs. Rogers, Director of Planning and Development, have been discussing an amendment to the Land Development Code (Code) which will allow the use of storage units in an Industrial Land Use. The amendment would include that storage containers must meet setback and screening requirements, and must be located in an Industrial Land Use area. Mr. Topping asked to include the container being anchored to a slab. Mr. Cornelius explained it would become a building and would not need an amendment. Mr. Cole asked to make it a Temporary Use Permit (TUP) and set a specific location on a parcel, or a Special Use Permit (SUP) making it case specific to that owner only. Mr. Hawkins explained people may not want to go to that expense for a TUP or SUP. Mr. Cornelius explained as presented at the first hearing for this case, the applicant's request for a variance does not meet the nine (9) criteria requirements in the Code for a variance, and the appropriate relief is to amend the Code. Mr. Cornelius stated that a draft of the ordinance to allow storage units in an industrial area will be provided to the Board at the March 5, 2007, ZAB meeting.

Mr. Cole made a motion to table this request until March 5, 2007 as requested by the applicant and recommended by staff. Mr. Berry seconded the motion and the motion carried.

***T2007-0001***

***James & Patricia Montgomery -Request for Temporary Use Permit (TUP) for two (2) years to allow a RV for a security trailer.***

Gary Steele, representative for the applicant, was present and requested a temporary use permit (TUP) for two (2) years to allow a RV for a security trailer at a business. There were eight (8) notices sent. Of the eight (8) notices sent, none were returned in favor or in objection. There were no objections from the audience. Mr. Steele explained people have been breaking water lines, gas lines, bottles, and windows, and trying to open the front door of the business. Mr. Steele added when they try to open the front door it sets off the alarm and the Sumter County Sheriff's office has to respond. Mr. Topping asked who would live there, in which Mr. Steele stated he would. Mr. Topping asked what Mr. Steele would do if he caught someone trying to break in or damage the property, in which Mr. Steele stated he would call the Sheriff's department himself. Mr. Berry asked if the owners had checked into the cost of surveillance cameras. Mr. Steele stated he wasn't sure what the cost difference was between surveillance cameras and having someone live there. Mr. Berry asked if there was a Code Enforcement Case on this property. Mr. Cornelius explained there is due to the RV being there without a TUP. Ms. Thies explained even though this property is close to the City limits of Bushnell, it is isolated.

Mr. Topping made a motion to approve the request for the Temporary Use Permit (TUP) to allow a RV for two (2) years for security purposes. Mr. Cole seconded the motion and the motion carried.

***General Board Discussion***

Mrs. Cassels informed to the Zoning and Adjustment Board (ZAB) that starting at the March 5, 2007, meeting all materials for cases would be mailed out to the members as usual, but the night of the meeting the only information distributed will be any new material that came in after the mail outs, so the Board would need to bring the mailed out material with them the to the meeting.

Mr. Cornelius discussed the ZAB's recommendation to the Board of County Commissioners regarding water conservation. He explained he had been to a meeting at the Southwest Florida Water Management District (SWFWMD) where water usage was discussed and SWFWMD is thinking of implementing a Water Use Caution Area in Sumter County located north of SR 50, and also SWFWMD will be tightening up on permitting for this area. Mr. Cornelius stated his also planning on attending a Water Use Summit in March to discuss water supply and demand.

Mr. Cornelius explained Renaissance Trails is still being reviewed by staff.

Mr. Cornelius explained Wildwood Spring is in the methodology stage and is located with in the City limits of Wildwood.

Mr. Cole made the motion to adjourn the meeting at 7:00 p.m. Mr. Berry seconded the motion and the motion carried.

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Larry Story, Chairman  
Zoning and Adjustment Board